

*Approved*  
4.12.22

# Southampton at Salem Springs

## Board of Directors Meeting

March 8, 2022 6:30pm  
Salem United Methodist Church (2057 Salem Rd.)

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## Minutes

*Can be found at this link, - <https://southamptonatsalemsprings.wordpress.com/about/>*

- I. Meeting Called to Order by President at 6:30 PM
- II. Attendance/Homeowner Forum: All board members present. Myra Campo, Dana Pugh, Janel Williamson, Myta Burgas, Roy and Theresa Clemoris, Lilian Danmion, Dana & Luna Williams, Sam & Juline Snapp, Ginger Cortney, Cindy Grey, Margret Telson, Debbie Burke,
  - a. 4435 – Wax Myrtle – Milky Spores & Black Mold – all trees are going to get treated.
  - b. John and Donna are scheduled on March 21<sup>st</sup>, for home inspections. They will make note of all the trees that need to be treated and/or replaced. John will get up with several landscapers to get quotes to present to the board.
  - c. Any roses not trimmed, needs to be completed
  - d. Crept Myrtles and other trees are to be trimmed ASAP.
  - e. Sam – 4449 SSW and Dana 4445 SSW, Ginger Courtney, 1725 SEC, 2 bushes on the front porch need to be replaced.
  - f. Water backing up and Water between units. Homeowners authorized to fix themselves – Fix is – dig up grass in such a way it can be put back 5” or so, dig a trench/gully 10” to allow the water to run naturally.
  - g. Paint colors – All shutters and doors are brown. John will set up at Home Depot.
  - h. Mailbox – John is looking into a solution; paint is (Navajo Sand at Home Depot.)
  - i. Fence paint color – Chatham Fog, guidelines are posted on the website.
  - j. Fix sign out front – Received quote from Shine Time. Motioned by Greg Chandler. Seconded by Donna Bir. Board approved.
  - k. Community lighting – John is still looking into this, considering solar options.
  - l. Pressure Washing – Sidewalk and curbs – currently getting quotes – check with Johnny, “Performance Under Pressure” 757-287-8813.
  - m. Fountain in the lake – still waiting on parts
  - n. Home inspections – homeowners prefer every other month to allow time to complete repairs.
  - o. Community upkeep – in order to cut expenses on replacing plants and such – water the plants. Especially new ones and in the summer heat. Best time to water only 1<sup>st</sup> thing in the am or late in the evening after everything has cooled.
  - p. Friends and Family visiting – please ask them to slow their driving as there are children and people walking their dogs. Complaints have been cars coming around the corners too fast.

**SPECIAL NOTE TO ALL HOMEOWNERS:** To build a climate of respect and collaboration to the benefit of our HOA, the BOD requests that homeowners remain courteous of the room and the time. When speaking on a topic please keep it within a few minutes while utilizing your inside voice. No yelling is necessary even if conflict arises at any point. Thank you for your understanding.

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- III.** Approval of Minutes – Motioned by Donna Bir. Seconded by Tom Amann. Board approved.
- a. President and Vice President Reports: BMP lights under warranty and repair should be complete mid-March, delay in getting new parts.
  - b. Treasurer’s Report: We are in the red for right now – because of insurance and landscaping as they will even out by the end of the year. The Board has requested an audit of the books for 2021 and 2022. The audit findings will be reported at the next meeting by the Treasurer.
  - c. Secretary’s Report: August 2021 minutes were approved by the previous board in September 2021. Current BOD has nothing to do with them. A schedule was defined – minutes out within one week of board meeting; Agenda for the upcoming meeting at least 1 week before the board meeting. Standardized format for minutes and agenda, with date, meeting location, time, and attendees.
  - d. Discussion on the committees – tabled for this month due to the current climate.
    - i. *Note: this puts an unnecessary extra burden on the board and management company*
- IV.** Old Business: No old business discussed.
- V.** Adjournment: 7:30 PM
- VI.** Entered Executive at 7:35 PM
- VII.** Exited Executive at 7:50 PM
- VIII.** Adjournment at 8:00 PM.